



PAUL RICHARD LEPAGE  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY  
MAINE LAND USE PLANNING COMMISSION  
133 FYFE ROAD  
P.O. BOX 307  
WEST FARMINGTON, MAINE  
04992-0307

WALTER E. WHITCOMB  
COMMISSIONER

## PERMIT

### DEVELOPMENT PERMIT DP 4981

The staff of the Maine Land Use Planning Commission, after reviewing the application and supporting documents submitted by The Camden Trust for Development Permit DP 4981, finds the following facts:

1. Applicant: The Camden Trust  
Attn: Linda L. Bean, Manager/Trustee  
PO Box 150  
Belgrade, ME 04917
2. Date of Completed Application: July 29, 2015
3. Location of Proposal: Wyman Twp., Franklin County  
Lots #2 & #4 on Plan 01, Map FR004
4. Zoning: (M-GN) General Management Subdistrict  
(P-SL2) Shoreland Protection Subdistrict  
(P-WL1) Shoreland Protection Subdistrict  
(P-WL2) Shoreland Protection Subdistrict
5. Lot Size: 913 Acres (owned)
6. Principal Building: Proposed Sugarhouse (60 ft. by 120 ft. and 16 ft. by 24 ft.)
7. Accessory Structures: Proposed Graveled Travel Way around Sugarhouse,  
including Parking Area (Approximately 33,000 square feet overall)  
Proposed Telephone/Electric Utility Line (Approximately 1,948 feet)
8. Affected Waterbody: Unnamed Streams

NICHOLAS LIVESAY, DIRECTOR

[www.maine.gov/doc/lurc](http://www.maine.gov/doc/lurc)  
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### Background

9. The applicant's lot along Route #27 is currently used for forest management purposes. Several unnamed streams are located on the property. The Maine Dept. of Inland Fisheries & Wildlife (MDIFW) has designated an Inland Waterfowl & Wading Bird Habitat (IWWH) along a stream located in the northeastern portion of the applicant's lot. There are also wetlands located along this stream, mapped by the Commission as P-WL1 and P-WL2 wetlands. A land management road (approximately 16 feet wide by 1,700 ft. long), is being constructed onto the property from Route #27, and a road crossing of the stream has been constructed, pursuant to Forestry Operations Notice #480351.

### Proposal & Site Conditions

10. The applicant seeks approval to construct a 60 foot by 120 foot sugarhouse, with a 16 foot by 24 foot bumpout. Sap would be processed into maple syrup at the facility by a combination of reverse osmosis and evaporation methods. The proposed building would house the evaporator system for the maple sugar processing. It would also house 4 employees on a seasonal basis, and up to two additional employees on an occasional basis. Wood pellets would be used to fuel the evaporator and to heat the building. Exterior lighting at the facility would be provided by LED wall lights with cutoff fixtures.
11. The total cleared area at the project site would be 2.2 acres. The project site and cleared area would be located entirely within a (M-GN) General Management Subdistrict.
12. Access to the proposed development site would be via the land management road that is under construction. An approximately 50 foot wide graveled area would be constructed around the proposed building to provide for traffic flow and parking. The graveled area would be approximately 33,000 square feet in size. The applicant has obtained an entrance permit from the Maine Department of Transportation for the entrance onto Route #27.
13. Wastewater generated from the facility would include residual water from the reverse osmosis process, rinse water from cleaning of the maple processing equipment, and domestic wastewater from the employee living quarters. Residual water from the reverse osmosis process and the equipment rinse water would be discharged to an underground level spreader. Domestic waste water would be disposed of via a combined sewage disposal system in accordance with the Maine State Plumbing Code.
14. The applicant also proposes to install an approximately 1,948 foot long electric and telephone utility line from Route #27 to the proposed building site. The proposed utility line would be installed as an overhead line for the first 200 feet in off of Route #27, then installed underground within the land management road, except for approximately 48 feet which would be run under the bridge constructed over the stream.
15. The proposed building, graveled area and cleared area would be located outside of the designated Inland Waterfowl & Wading Bird Habitat, more than 100 feet from all wetlands designated as P-WL1 wetlands, and more than more than 100 feet from all streams.

16. The applicant has submitted a soil survey of the project site (the 2.2 acre area to be cleared) by Certified Soil Scientist Ken Stratton. Mr. Stratton has identified the soils at the site as the Adams series (stony variant) and Hermon series (sandy variant). Slopes in the project area are predominantly 3 to 15 percent with a smaller area of steeper slopes ranging from 15 – 30 percent. Mr. Stratton states that these soil series are deep and well-drained, and are well suited for building foundations and road construction. The Natural Resources Conservation Service rates the Adams soils as medium potential for development, and the Hermon soils as high potential for development. Mr. Stratton also states that he evaluated the project site for wetlands and vernal pools, and found none.
17. The applicant has submitted an erosion and sedimentation control plan for the proposed construction activities. Temporary erosion and sedimentation control measures would include installing silt fencing around the perimeter of the project downslope of the project site prior to start of construction, and mulching temporary soil stockpiles. After construction is completed, areas of disturbed soils outside of the building foot print and graveled travel way/parking area would be permanently stabilized by reseeded with a conservation seed mix and mulching.
18. The applicant estimates the project cost at \$1,750,000. It has submitted a letter from its counsel stating that it has sufficient assets and equity to easily cover the project cost. The applicant states that it has secured the expertise of CDL USA, a maple sugaring equipment and design consultant company, to assist in designing the proposed facility.

#### Review Criteria

19. Under the provisions of Section 10.22,A,3,c(8) of the Commission's Land Use Districts and Standards, maple sugar processing facilities are an allowed use within a (M-GN) General Management Subdistrict upon issuance of a permit from the Commission.
20. Under provisions of Section 10.26,D,2 of the Commission's Land Use Districts and Standards the minimum required setbacks for commercial structures are 100 feet from the normal high water mark of streams draining less than 50 square miles, 100 feet from the upland edge of P-WL1 wetlands, 75 feet from roads and 25 feet from property boundary lines.
21. Section 10.25 of the Commission's Land Use Districts and Standards specifies review standards for structures and uses within the Commission's jurisdiction that require permit approval from the Commission. Section 10.25 includes the following development standards:

*Section 10.25,C - Technical and Financial Capacity:* Requires that all applicants proposing subdivisions, commercial, industrial and other non-residential development demonstrate that they have sufficient technical and financial capacity to develop their proposals.

*Section 10.25,G - Soil Suitability:* Requires that a site specific soil survey be conducted for all commercial development, and that the determination of soil suitability be based upon the Natural Resources Conservation Service's soils potential ratings for low density development.

*Section 10.25,M - Erosion and Sedimentation Control:* Specifies standards for control of erosion and sedimentation for all development that involves soil disturbance. This subsection

requires an erosion and sedimentation control plan when a proposed development would create an acre or more of disturbed soils.

*Section 10.25,P - Wetland Alterations:* Requires on-site delineation of any wetlands within the project site where the proposal would alter an acre or more of land area.

#### Review Comments

22. The Maine Department of Inland Fisheries and Wildlife has reviewed the proposal and comments that the project site appears to be outside of the designated IWWH, as stated by the applicant. The Department states no objections to the proposal.
23. The Maine Natural Areas Program states that it has no records of any rare botanical features within the project site.
24. The Maine Historic Preservation Commission states that no historic or archaeological properties would be affected by the proposal.
25. The Maine Department of Environmental Protection states that the discharge of the residual water from the reverse osmosis process and equipment rinse water to the level spreader, as proposed, is considered to be de minimus, and does not require a waste discharge license from the Department.
26. The Maine State Soil Scientist states that the soils at the project site appear to be well suited to the proposed use, based upon the soil survey submitted, provided that standard erosion and sedimentation control measures are used.
27. The facts are otherwise as represented in Development Permit Application DP 4981 and supporting documents.

Based upon the above Findings, the staff concludes that:

1. The proposed sugarhouse and associated development is allowed within the (M-GN) General Management Subdistrict under the provisions of Section 10.22,A,3,c(8) of the Commission's Land Use Districts and Standards.
2. The proposed sugarhouse complies with the minimum required setbacks for commercial structures under provisions of Section 10.26,D,2 of the Commission's Land Use Districts and Standards.
3. The proposal complies with the applicable review standards of Section 10.25 of the Commission's Land Use Districts and Standards. Specifically, the applicant has demonstrated that it has the financial and technical capacity to complete the proposed development, as discussed under Finding of Fact #18 above. The applicant has demonstrated that the soils at the site are suitable for the proposed development, as discussed under Finding of Fact #16 above. The applicant's proposed erosion and sedimentation control plan complies with the

provisions of Section 10.25,M. Lastly, based upon Mr. Stratton's findings discussed under Finding of Fact #16 above, the proposal would not impact any wetlands.

4. If carried out in compliance with the Conditions below, the proposal will meet the Criteria for Approval, Section 685-B(4) of the Commission's Statutes, 12 M.R.S.A.

**Therefore, the staff approves the amendment request of The Camden Trust with the following conditions:**

1. The Standard Conditions for Development Permits (ver. 4/04), a copy of which is attached.
2. The permitted sugarhouse, graveled travel way and parking area must be set back a minimum of 100 feet from the normal high water mark of all streams, 100 feet from the upland edge of P-WL1 wetlands, 75 feet from Route #27 and 25 feet from other property boundary lines.
3. The permitted sugarhouse, graveled travel way and parking area must be located outside of the designated Inland Waterfowl & Wading Bird Habitat.
4. The permittee shall implement its erosion and sedimentation control plan as described under Finding of Fact #17 above. Soil disturbance must not occur when the ground is frozen or saturated.
5. Clearing and construction activities, except those necessary to establish erosion and sedimentation control devices, shall not begin until such devices have been properly installed as proposed by the permittee. Once in place, such devices shall be maintained to ensure proper functioning. All temporary sedimentation and erosion control devices shall be removed after construction activity has ceased and a cover of healthy vegetation has been established or other appropriate permanent control measures have been effectively implemented. Permanent soil stabilization shall be completed within one week of inactivity or completion of construction.
6. Should any significant erosion or sedimentation occur, the permittee shall contact the Land Use Planning Commission immediately, notifying the Commission of the problem and describing all proposed corrective measures.
7. All exterior lighting must be located and installed so as to illuminate only the target area to the extent possible. Exterior lighting must not produce a strong, dazzling light or reflection beyond lot lines onto neighboring properties, water bodies, or roadway so as to impair driver vision or to create nuisance conditions.
8. Once construction is complete, the permittee shall submit a self-certification form, notifying the Commission that all conditions of approval of this permit have been met. The permittee shall submit all information requested by the Commission demonstrating compliance with the terms of this permit.

This permit is approved only upon the above stated conditions and remains valid only if the permittee complies with all of these conditions. In addition, any person aggrieved by this decision of the staff may, within 30 days, request that the Commission review the decision.

DONE AND DATED AT WEST FARMINGTON, MAINE, THIS 1<sup>st</sup> DAY OF SEPTEMBER, 2015.

By: *Sara Z. Busile*  
for Nicholas Livesay, Director



**STATE OF MAINE**  
**DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY**  
**LAND USE PLANNING COMMISSION**  
**22 STATE HOUSE STATION**  
**AUGUSTA, MAINE 04333-0022**

**STANDARD CONDITIONS OF APPROVAL**  
**FOR ALL DEVELOPMENT PERMITS**

1. The permit certificate must be posted in a visible location on your property during development of the site and construction of all structures approved by this permit.
2. This permit is dependent upon and limited to the proposal as set forth in the application and supporting documents, except as modified by the Commission in granting this permit. Any variation therefrom is subject to the prior review and approval of the Maine Land Use Planning Commission. Any variation from the application or the conditions of approval undertaken without approval of the Commission constitutes a violation of Land Use Planning Commission law.
3. Construction activities authorized in this permit must be substantially started within two (2) years of the effective date of this permit and substantially completed within five (5) years of the effective date of this permit. If such construction activities are not started and completed within this time limitation, this permit shall lapse and no activities shall then occur unless and until a new permit has been granted by the Commission.
4. The recipient of this permit ("permittee") shall secure and comply with all applicable licenses, permits, and authorizations of all federal, state and local agencies including, but not limited to, natural resources protection and air and water pollution control regulations and the Subsurface Wastewater Disposal Rules of the Maine Department of Environmental Protection and the Maine Department of Human Services.
5. Setbacks of all structures, including accessory structures, from waterbodies, roads and property boundary lines must be as specified in conditions of the permit approval.
6. In the event the permittee should sell or lease this property, the buyer or lessee shall be provided a copy of the approved permit and advised of the conditions of approval. The new owner or lessee must contact the Land Use Planning Commission to have the permit transferred into his/her name and to reflect any changes proposed from the original application and permit approval.
7. The scenic character and healthful condition of the area covered under this permit must be maintained. The area must be kept free of litter, trash, junk cars and other vehicles, and any other materials that may constitute a hazardous or nuisance condition.
8. The permittee shall not advertise Land Use Planning Commission approval without first obtaining Commission approval for such advertising. Any such advertising shall refer to this permit only if it also notes that the permit is subject to conditions of approval.
9. Once construction is complete, the permittee shall notify the Commission that all requirements and conditions of approval have been met. The permittee shall submit all information requested by the Commission demonstrating compliance with the terms of the application and the conditions of approval. Following notification of completion, the Commission's staff may arrange and conduct a compliance inspection.

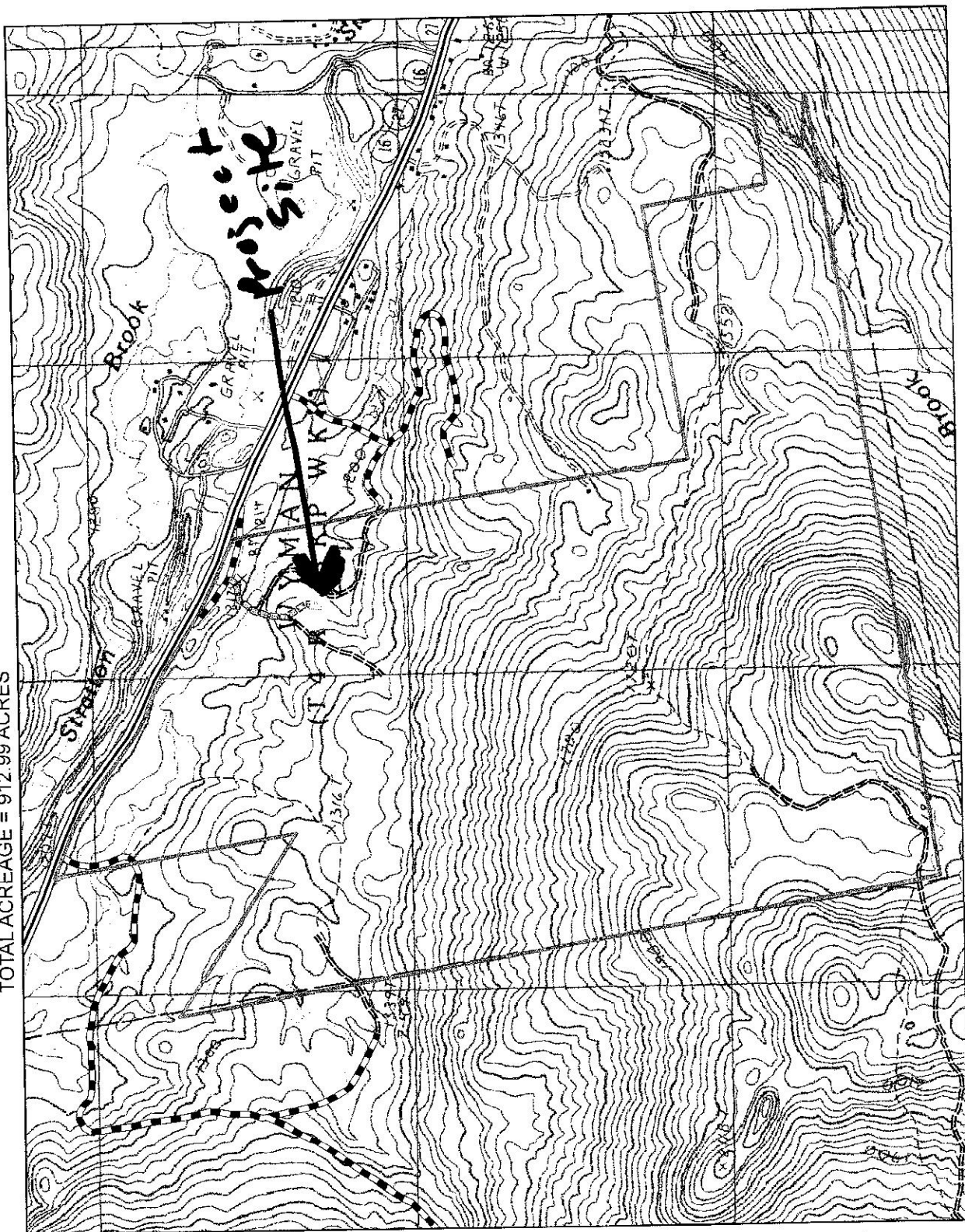
*Administrative Policy Revised 04/04*



DP 4981

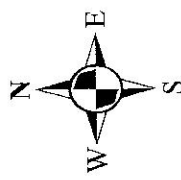
# EXHIBIT A - LOCATION MAP - BROAD VIEW

THE CAMDEN TRUST  
P.O. BOX 150, BELGRADE, MAINE 04917  
FRANKLIN COUNTY, WYMAN, ME (T4R3 BKP WKR)  
MAP FR004, PLAN 01, LOTS #2 & #4  
TOTAL ACREAGE = 912.99 ACRES



## LEGEND

- Property Line
- Route 27
- Sugarhouse Access Road
- Saphouse Footprint - (60x120)
- Sugarhouse Clearing Limits - 2.2 Acres
- Gravel Road
- Old Road



1,000 500 0 1,000 Feet

1 inch = 1,500 feet

**WOODWARD INVESTMENT SERVICES**  
Stephen D. Gettle  
1017 Franklin Rd.  
Jay, ME 04239  
Prepared: July 23, 2015

RECEIVED  
JUL 29 2015

LUPC - RANGELEY



DP 4981

# EXHIBIT D - BASIC SITE PLAN

THE CAMDEN TRUST  
P.O. BOX 150  
BELGRADE, MAINE 04917  
FRANKLIN COUNTY, WYMAN, ME (T4R3 BKP WKR)  
MAP FR004, PLAN 01, LOTS #2 & #4  
TOTAL ACREAGE = 912.99 ACRES

**LEGEND**

	Property Line - 912.99 Acres
	Sugarhouse Access Road
	Travel Area Around Sugarhouse
	Level Spreader
	Parking Area
	Septic System
	Sugarhouse Footprint - 60' X 120'
	Sugarhouse Clearing Limits - 2.2 Acres
	250' WWH Edge
	100' Wetland Edge
	Town Lines
	Land Mgmt. Road
	Route 27
	Old Road
	Gravel Road
	Streams

*Unbld line*  
 = *Unbld*  
 = *Unbld*  
 = *Unbld*

250 125 0 250 Feet

1 inch = 402 feet

WOODLAND INVESTMENT SERVICES

Stephen D. Gettle  
1017 Franklin Rd.  
Jay, ME 04239

Prepared: July 23, 2015